



The Courtyard (Ascot Racecourse)
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**Minutes of the Planning Committee held at the Parish Council Office, The Courtyard, High Street, Ascot, SL5 7JF
Tuesday 28 August 2018 at 7.00pm.**

Councillors present: P Deason (Vice-Chairman), P Carter, C Herring, B Humphreys, C Lester, B Story.

In attendance: P Shaw (SPAЕ) (Society for the Protection of Ascot and Environs), P Williams (Committee Administrator), Elizabeth Yates (Clerk to the Council).

AGENDA REF.	DISCUSSION / ACTION	WHO	WHEN
7142	APOLOGIES FOR ABSENCE Councillors B Hilton (Chairman), D Hilton, A Sharpe and R Wood. Cllr P Deason acted as Chairman for this meeting.		
7143	MINUTES AND ACTIONS ARISING To minutes of the meeting held on 7 August 2018 were approved as a correct record and were signed by Cllr P Deason. There were no actions from the previous meeting.		
7144	DECLARATIONS OF INTEREST The Chairman asked to receive any Declarations of Interest in accordance with the adopted Code of Conduct. There were none.		
7145	PLANNING APPLICATIONS The following new Planning Applications were considered, and recommendations made:		
Application No.	Location and Description		
18/01987 (Variation Under Reg 73)	Claydon, Woodlands Ride, Ascot SL5 9HN Variation of condition (8) (under Section 73) to substitute approved plans with amended plans for the construction of new 4 bed dwelling following demolition of existing dwelling approved under (15/03921) Recommendation: No objections.		
18/02092 (Full)	9 Heath Villas, Queens Place, Ascot Refurbishment and conversion of a single residential structure to provide 3 no. self-contained residential units Recommendation: Objections due to: <ul style="list-style-type: none"> ▪ Contrary to NP/T1.1 and T1.2 parking provision and DG1.8 and H10.8 – insufficient parking provision. The Parish Council considers that a minimum of 2 parking spaces are required as there are 2 x 1 bed and 1 x 2 bed flats. ▪ Two existing garages have been removed contrary to LP policy H10.8. There is no nearby on-street parking provision. ▪ Other objections remain: overdevelopment of the site with poor design and lack of parking; concerns over the internal quality of units, in particular the loss of natural light and potential difficulties in controlling the temperature of the top unit, contrary to Neighbourhood Plan policy NP/DG3; the lack of refuse and bike stores. ▪ It was noted that this application was the same as the amended application 17/03341 of which the Parish Council was not notified. 		

Application No.	Location and Description
18/02204 (Full)	3 Hermitage Drive, Ascot SL5 7LA Two storey rear extension, first floor rear extension, and hip to gable roof Recommendation: No objections. It was noted that amended proposals were submitted but the Parish Council was not notified.
18/02223 (Full)	32 Upper Village Road, Ascot SL5 7AG Proposed hip to gable loft conversion with x1 rear dormer and x3 front rooflights Recommendation: Objections due to insufficient parking provision. There has been an increase from 3 to 4 beds and the site has space to provide the required additional space and it should be a condition of any approval, relating to Neighbourhood Plan Policy NP/SV1.1. The Parish Council disagreed with the Borough view that the public car park opposite provided an additional space and this is contrary to LP policy DG1.7, NP SV1.1 and NP/T1.2. There is a parking deficit in Sunninghill and this is particularly the case around this property. The Parish Council disagreed with the view of the Borough that for developments in the centre of Sunninghill, which require one or two off-street parking spaces that it is acceptable that no off-street parking is provided. There have been a number of such developments recently, which together require 6 to 8 off-street spaces, yet the Borough has not required any off-street parking. On-street parking is not available at all. The community / Borough have been trying to resolve the parking problem but it is evident that this cannot be resolved without finding additional parking. Decisions are supposed to be plan-led, yet planners are allowing developments which are contrary to their own policies and which exacerbate an already serious parking problem. The consequences are serious, both to the vitality of the village and to those residents in and around the centre of the village who do not have the benefit of off-street parking.
18/02288 (Full)	2 Crown Cottages, Kennel Green, Ascot SL5 8ET Proposed two storey side, part single part two storey rear extension with front canopy Recommendation: No objections.
18/02314 (Full)	35 Oliver Road, Ascot SL5 9DN Single storey side/rear extension, new entrance to front, new pedestrian access to rear garden and a dormer spanning the ridge of the rear gable to facilitate loft conversion Recommendation: Objections due to: <ul style="list-style-type: none"> ▪ Loss of amenity – the rear dormer overlooks the next-door garden as the fence line is not perpendicular to the houses. ▪ The visual impact of the dormers which will be visible from the street. ▪ Poor design, which is not in keeping with the other properties. ▪ Over development of the site – extension is too close to the fence and overbearing on the neighbours. ▪ Lack of adequate parking provision.
18/02316 (Full)	Wayside Cottage, The Avenue, Ascot SL5 7LY Replacement dwelling Recommendation: Objections due to: <ul style="list-style-type: none"> ▪ Over development of the site – insufficient gap to the boundary. ▪ Upstairs window overlooking neighbour to the South. ▪ Nowhere to store bins, insufficient parking spaces for a 5-bed house, lack of information on trees.
18/02330 (Works to trees covered by TPO)	The Belfry, Monks Walk, Ascot SL5 9AZ (A)- Cherry - lower the branches to 2m below the telegraph wires; trim branches by 2m on the southern side (Monks Walk), shape by 2-3m on the northern side and by 2-3m on the eastern side; (B) - Plum - crown reduction of 1.5m to leave a height of 7m and a spread of 5m. (TPO 50 of 1997) Recommendation: Referred to the Borough's Tree Officer.
18/02360 (Works to trees covered by TPO)	Domino House, Brockenhurst Road, Ascot SL5 9HB T1 (Spruce) - Reduce lowest limb over road by 2m to leave 5m (TPO 56/2002) Recommendation: Referred to the Borough's Tree Officer.
18/02367 (Full)	2 Bowden Road, Ascot SL5 9NJ Part single part two storey side/rear extension Recommendation: Objections due to: <ul style="list-style-type: none"> ▪ Insufficient parking provision – Bowden Road is very heavily parked on-street and there is restricted parking in the High Street. For a 3 bed property, 2 parking spaces are required. ▪ There is not a 1 metre gap to the boundary. ▪ Building will be covering a drain all down the side of the property.

Application No.	Location and Description
18/02381 (Works to trees covered by TPO)	Windrush, Hancocks Mount, Ascot SL5 9PQ (T1) - Common Beech - Fell. (TPO 3 of 1990) Recommendation: Referred to the Borough's Tree Officer. The Parish Council request that the stump will be removed, and a replacement tree will be provided.
18/02403 (Advertisement)	Lines Bannister Funeral Directors, 69 High Street, Ascot SL5 7HP Consent to display an externally illuminated fascia, one non-illuminated projecting sign and a non-illuminated wall-mounted sign Recommendation: No objections to fascia and wall-mounted signage. However, the A-board is shown on the pavement and this is not acceptable.
18/02410 (Full)	19 Sunninghill Road, Sunninghill, Ascot SL5 7BX Single storey side with gable roof extension & open front porch with gable roof extension Recommendation: No objections and the Parish Council noted the removal of a large tree stump and much improved landscaping which were welcomed.

7146	PLANNING APPEALS		
	<p>18/00790 19 Llanvair Drive, Ascot SL5 9HS Two storey front, and rear extensions, with a new raised roof to provide accommodation within the roof space, and roof over the existing single storey garage to provide first floor accommodation with the insertion of three flat boxed dormers to the rear. Erection of a detached garage to the front. New front boundary treatment consisting of automatically opening gates, new brick piers and metal railings. The appeal will be decided on the basis of Written Representations under the Householder Appeals Service. Recommendation: The Parish Council concerns expressed previously remain. Namely: No Objections to the household development but objections were given to the proposed electric entrance gates. The committee considered these gates to be out of keeping with the street scene and contrary to the landscaping of the area and therefore asked for a 'green' boundary to be recommended.</p>		
7147	APPROVALS AND REFUSALS		
	It was noted that the Borough decisions of weeks ending 3 August and 10 August 2018 were mostly in line with those provided by the Parish Council.		
AGENDA REF.	DISCUSSION / ACTION	WHO	WHEN
7148	ANY OTHER BUSINESS		
	<p>Church Gate, Millgate Homes: SPAE had received proposals for this development and stated that they had requested further information from the developers regarding trees and ecology preservation. The Parish Council were also aware of this development.</p> <p>Nature of property development: Concerns were expressed that within the Parish Council more than 50% of new planning applications were for flats which was changing the historic type of development, not necessarily what was required by local residents and intensified parking issues.</p> <p>Clinical Commission Group (CCG): The Parish Council was made aware of the merging of the Bracknell Forest and Windsor & Maidenhead CCG into one body which they anticipated would provide a more coherent view on health planning for the neighbourhood.</p> <p>Action 1: Cllr P Deason will write to the planners requesting that the current planning Application for the Primary Care Centre at Lynwood is refused owing to the long time it has been under consideration, and it is understood that the proposals are likely to be revised significantly</p>		
		Cllr P Deason	18/9/18

Meeting end: 7.42pm.

Actions List

ITEM	ACTION	WHO	WHEN
7148	Action 1: Cllr P Deason will write to the planners requesting that the current planning Application for the Primary Care Centre at Lynwood is refused owing to the long time it has been under consideration, and it is understood that the proposals are likely to be revised significantly	Cllr P Deason	18/9/18